

GREENLAND
// TRADE PARK

**SEVEN HIGHLY PROMINENT
NEWLY CONSTRUCTED
TRADE COUNTER UNITS**

**3,000 - 21,000 SQ FT
(279 - 1,951 SQ M)**

AVAILABLE JULY 2022

**GREENLAND ROAD
SHEFFIELD
S9 5HE**

www.tungstenpark.com/greenland

A Development By

TUNGSTEN
PROPERTIES

BARWOOD
CAPITAL

INTRODUCTION

THE DEVELOPMENT WILL PROVIDE SEVEN HIGHLY PROMINENT NEWLY CONSTRUCTED TRADE COUNTER RANGING FROM 3,000 SQ. FT UP TO 6,000 SQ FT, WHICH CAN BE COMBINED TO PROVIDE UP TO 21,000 SQ FT.

| UNIT | SQ FT |
|------------------|---------------|
| 4A | 4,500 |
| 4B | 3,300 |
| 4C | 4,500 |
| 4D | 6,000 |
| 4E | UNDER OFFER |
| TOTAL GIA | 21,000 |

| UNIT | SQ FT |
|------|-------------|
| 5A | UNDER OFFER |
| 5B | 3,300 |

| SPECIFICATION |
|--|
| EXTENSIVE FRONTAGE ONTO GREENLAND ROAD (A6102) |
| EAVES HEIGHT OF 6 METRES |
| GENEROUS DEDICATED PARKING FOR EACH UNIT |
| ELECTRICALLY OPERATED LOADING DOORS PER UNIT |
| FLOOR LOADING OF 35 KN PER SQ M |



PROPOSED LAYOUT PLAN, NOT TO SCALE





DEMOGRAPHICS



2,825,755 PEOPLE
LIVE WITHIN A
25 MILE RADIUS



333,846 ECONOMICALLY
ACTIVE IN THE
SHEFFIELD AREA

SOURCE: NOMIS/FREEMAPTOOLS

LOCATION

GREENLAND TRADE PARK SITS IN AN ESTABLISHED AND POPULAR TRADE COUNTER LOCATION WITH NOTABLE NAMES BEING IN CLOSE PROXIMITY SUCH AS EDMUNDSON ELECTRICAL, TRAVIS PERKINS, WOLSELEY AND YESSS ELECTRICAL TO NAME A FEW.

THE PARK ALSO BENEFITS FROM BEING POSITIONED IN A HIGHLY PROMINENT ELEVATED CORNER PLOT FRONTING ONTO GREENLAND ROAD (A6102).

GREENLAND TRADE PARK IS STRATEGICALLY LOCATED BEING LESS THAN 1 MILE FROM THE SHEFFIELD PARKWAY (A57), UNDER 2 MILES FROM J34 OF THE M1 MOTORWAY AND CIRCA 3 MILES EAST OF SHEFFIELD CITY CENTRE.



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DRIVE TIMES / DISTANCE TO

| | TIME | MILES |
|-----------------------|---------|-------|
| SHEFFIELD PARKWAY | 2 MINS | 0.5 |
| M1 J34 | 4 MINS | 1.7 |
| SHEFFIELD CITY CENTRE | 5 MINS | 3 |
| M1 J33 | 7 MINS | 4 |
| ROTHERHAM | 7 MINS | 4 |
| LEEDS | 35 MINS | 32 |

SOURCE: GOOGLE MAPS

BUSINESS RATES

THE RATEABLE VALUE FOR THE UNITS IS TO BE ASSESSED UPON COMPLETION OF THE DEVELOPMENT.

LEASE TERMS

BOTH UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS. FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



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